



INQUILAB

At Inquilab we believe that providing housing is more than bricks and mortar... it's about creating a safe home and developing sustainable, cohesive, communities where you can feel safe, respected, and valued.

YOUR 2023 RENT REVIEW EXPLAINED

We know that increasing the amount you pay for your home can raise many questions; not least of all Why?

Your rent is reviewed annually in accordance with the rent standard and the current government directive.

Normally, annual rent increases match the rate of inflation and the Consumer Price Index as of September, plus 1%.

However, the UK Government has for this year introduced a rent cap to protect the most vulnerable households in these exceptional economic circumstances.

GOVERNMENT RENT CAP – what this means for you

The cap on rent increases for social tenants for 2023 is 7%, meaning that any increase will not exceed 7% of your current rent for this year, despite an increase in the consumer price index and inflation reaching over 10%.

By way of an example, if you are currently paying £1,000 a month rent, from 1 April you will be paying £1,070, as opposed to £1,111 based on an otherwise 11.1% increase.

Impact of rising prices

As a not-for-profit organisation, we rely on our rental income to provide the services and support that our residents need.

Unfortunately, an increase in rent is necessary to manage our properties and associated costs. This includes maintenance, repairs, new kitchens, bathrooms, windows, and boilers, as well as resources and utilities. These rising costs, which are between 10% to 15%, are having a significant impact on our business; with the cost of our energy bills as a business being four times higher than they were.

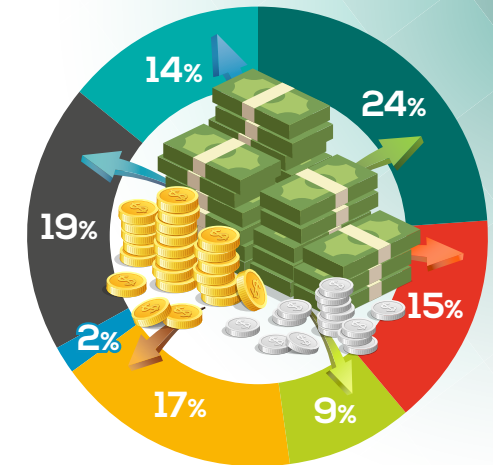
Investing in better homes

Despite the rising costs, we continue to invest further in the maintenance and repairs of our properties. As part of our continuous investment programme, we're carrying out a five-year programme of stock condition surveys. These surveys will look into the condition of all the homes we provide so that we can ensure they are fit-for-purpose now and for the future, including energy efficiencies and, above all, safe.

How we spend your money

This is where your money goes*

- Maintaining our properties
- Managing our properties
- Cost of property services including cleaning, ground maintenance
- Depreciation of our properties
- Other charges paid relating to our properties
- Bank interest paid on borrowing to buy housing
- Retained for future investment



*(Illustration shows percentage spent in each £1. *Based on our last audited figures, March 2022).*

HELP AT THIS CHALLENGING TIME

We know that today's cost of living is having a huge impact on our residents, with many people experiencing increased financial anxiety and stress.

What to do if you're struggling to pay your rent

Paying your rent on time is important. It not only helps us to plan for, and provide, the services you need, but it also protects you from the risk of losing your home.

If you're experiencing extreme hardship and are concerned about falling behind with your rent, please don't ignore it – it's far better to raise it with us immediately so that, together, we can explore the best options for you, so that you don't put your home at risk.

The easiest way to get in touch with us is via our **'My Inquilab'** App. If you don't have access to an app-enabling device, you can still contact us at customersandcommunities@inquilabha.org



YOU CAN ALSO GET FINANCIAL SUPPORT TO HELP WITH FOOD AND ENERGY COSTS, INCLUDING:

Food banks / food boxes. We've partnered with a number of food banks and can provide you with a food box voucher.

Reduce your energy usage. We also work with charities and social enterprises who can help save you money by providing help and support to reduce the amount of energy you use in your home.

Household Support Fund. This is a fund that has been made available to local authorities to support residents in need. To find out if you are eligible, contact your local authority.

Cost of Living payments. Millions of the lowest-income households across the UK will get up to £1,350 from the Government in Spring this year to help with the cost of living.

Disabled Cost of Living payment. If you receive certain disability benefits, you may be entitled to receive an automatic one-off payment. This is in addition to the cost-of-living payment.

Pensioner Cost of Living payment. If you are of pensionable age, you can get between £100 and £300 to help towards your heating bills. You could also receive an extra one-off £300 Pensioner Cost of Living Payment, which will be paid as an automatic top-up to the Winter Fuel Payment.

Council Tax Rebate If you live in a property with a council tax band of A-D, you should have received an automated rebate of £150.00 in November. If you haven't received this, please contact your local council. There are no published plans as yet to rebate in 2023.

For the latest information and to find out if you are eligible for any of the mentioned support listed here, please visit helpforhouseholds.campaign.gov.uk/housing-support or visit our own website at www.inquilabha.org where you will find lots of information on what help is available, as well as advice on how to manage your finances.



Register for 'My Inquilab' App

Our 'My Inquilab' app is the quickest and most efficient way to get in touch with us. It also gives you instant, easy, access to your tenancy account, raise and track your repairs, view the charges and payments you have made on your rent account, and give us feedback on repairs and other services.

You will need an app-enabling device, such as a Smartphone or tablet computer. You can register for the app download from our website at www.inquilabha.org.